



# BOARD OF ZONING ADJUSTMENTS

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Final Agenda

February 13, 2017

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## **MEETING INFORMATION**

### Location

#### **City Council Chambers**

1<sup>st</sup> Floor, City Hall  
1300 Perdido Street  
New Orleans, Louisiana

### Time

10:00 a.m.

### Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

Michael K. Broussard

The general public cannot speak  
with the members personally.

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The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **February 23, 2017**.

### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

### Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

- A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. BZA Dockets – Former Comprehensive Zoning Ordinance - Unfinished Business

**ITEM 1 – Docket Number: 081-15**

**Applicant or Agent:** Harry Baker Smith Architects, 515 Toulouse, LLC  
**Property Location:** 515-517 Toulouse St., 516 Wilkinson St. **Zip:** 70130  
**Bounding Streets:** Toulouse St., Decatur St., Chartres St., & Wilkinson St.  
**Zoning District:** VCC-2 Vieux Carre Commercial District  
**Historic District:** Vieux Carré **Planning District:** 1b  
**Existing Use:** Vacant Mixed-Use **Square Number:** 26  
**Provided Use:** Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A  
**Project Planner:** Brittany B. DesRocher (bbdesrocher@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 8, Section 8.5.7 (Table 8-D) of the former Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of an existing building to a mixed-use structure with excessive height.

**Requested Waiver:**

**Article 8, Section 8.5.7 (Table 8-D) – Maximum Building Height**

Permitted: 50'                      Provided: 53'                      Waiver: 3'



**C. BZA Dockets – Current Comprehensive Zoning Ordinance - Unfinished Business****ITEM 2 – Docket Number: 092-16**

**Applicant or Agent:** 1<sup>st</sup> Street Racquet Club  
**Property Location:** 2375 Tchoupitoulas Street **Zip:** 70130  
**Bounding Streets:** Tchoupitoulas St., First St., Rousseau St. Soraparu St.  
**Zoning District:** MU-1 Medium Intensity Mixed-Use District  
**Overlay District:** EC Enhancement Corridor Design Overlay  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Warehouse **Square Number:** 27  
**Provided Use:** Reception Facility **Lot Number:** 5, 6, 7, & A  
**Project Planner:** Tyler Antrup (tjantrup@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 20, Section 20.3.WW of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit a reception facility with insufficient minimum distance from the nearest residential district.

**Requested Waiver:****Article 20, Section 20.3.WW — Reception Facility**

Permitted: 200'                      Provided: 30'                      Waiver: 170'

**ITEM 3 – Docket Number: 094-16**

**Applicant or Agent:** Darrin Champagne  
**Property Location:** 920 Delaronde Street **Zip:** 70114  
**Bounding Streets:** Delaronde St., Elmira St., Pacific Ave., & Patterson St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Algiers Point **Planning District:** 12  
**Existing Use:** Vacant Lot **Square Number:** 43  
**Provided Use:** Single-Family Residence **Lot Number:** E (Proposed E1)  
**Project Planner:** Sabine Lebailleux (selebailleux@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1. (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is in conjunction with Subdivision Docket 108/16 to permit the creation of a lot with insufficient minimum lot area and insufficient minimum lot width.

**Requested Waiver:****Article 11, Section 11.3.A.1 (Table 11-2A) — Minimum Lot Width**

Required: 30'                      Provided: 27'-5"                      Waiver: 2'-7"



**ITEM 4 – Docket Number: 095-16**

**Applicant or Agent:** Darrin Champagne  
**Property Location:** 920 Delaronde Street **Zip:** 70114  
**Bounding Streets:** Delaronde St., Elmira Ave., Pacific Ave., & Patterson St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Algiers Point **Planning District:** 12  
**Existing Use:** Vacant Lot **Square Number:** 43  
**Provided Use:** Single-Family Residence **Lot Number:** E (Proposed E2)  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1. (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is in conjunction with Subdivision Docket 108/16 to permit the creation of a lot with insufficient minimum lot width.

**Requested Waiver:****Article 11, Section 11.3.A.1 (Table 11-2A) — Minimum Lot Width**

Required: 30'                                  Provided: 27'-5"                                  Waiver: 2'-7"

**ITEM 5 – Docket Number: 097-16**

**Applicant or Agent:** Scott Aertker, Bradford Carlisle Walker  
**Property Location:** 718-720 Gallier Street **Zip:** 70117  
**Bounding Streets:** Gallier St., Royal St., Desire St., Dauphine St.  
**Zoning District:** HMR-3 Historic Marigny/Tremé/Bywater Residential District  
**Historic District:** Bywater **Planning District:** 7  
**Existing Use:** Single-Family Residence **Square Number:** 174  
**Proposed Use:** Single-Family Residence **Lot Number:** 4 or 9  
**Project Planner:** Stosh Kozlowski (sakozlowski@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 21, Section 21.6.A (3) and Article 21, Section 21.6.A (7) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of an accessory structure with minimum rear yard setback requirement and excessive coverage of the rear yard area **(AFTER THE FACT)**.

**Requested Waivers:****Article 21, Section 21.6.A (3) – Accessory Structures & Uses (Rear Yard Coverage)**

Required: Maximum 40%                                  Provided: 46%                                  Waiver: 6%

**Article 21, Section 21.6.A (7) – Accessory Structures & Uses (Rear Yard Setback)**

Required: 3'                                  Provided: 1'                                  Waiver: 2'

**Article 21, Section 21.6.A (7) – Accessory Structures & Uses (Interior Side Yard Setback)**

Required: 3'                                  Provided: 2'-4"                                  Waiver: 8"



**ITEM 6 – Docket Number: 102-16****WITHDRAWN**

**Applicant or Agent:** Kevin L. Robert, Brenda B. Robert, Beverly Katz  
**Property Location:** 2632-2634 Constance Street **Zip:** 70130  
**Bounding Streets:** Constance St., Third St., Laurel St., Fourth St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 113  
**Proposed Use:** Single-Family Residence **Lot Number:** 6  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 21, Section 21.6.A.3, Article 21, Section 21.6.A.7, and Article 21, Section 21.6.A.8 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area and insufficient rear, interior side, and corner side yard setbacks.

**Requested Waivers:****Article 21, Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)**

Permitted: 168 ft<sup>2</sup> (40%)      Provided: 420 ft<sup>2</sup> (100%)      Waiver: 252 ft<sup>2</sup> (60%)

**Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Side Yard Setback)**

Required: 3'      Provided: 0'      Waiver: 3'

**Article 21, Section 21.6.A.8 – Accessory Structures and Uses (Corner Lot Rear Yard Setback)**

Required: 3'      Provided: 0'      Waiver: 3'

**Article 21, Section 21.6.A.8 – Accessory Structures and Uses (Corner Side Yard Setback)**

Required: 8'      Provided: 0'      Waiver: 8'

**ITEM 7 – Docket Number: 002-17**

**Applicant or Agent:** 1446 Arabella, LLC, Mouton + Long Architects  
**Property Location:** 1446 Arabella Street **Zip:** 70115  
**Bounding Streets:** Arabella St., Garfield St., Nashville Ave., Hurst St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 57  
**Proposed Use:** Single-Family Residence **Lot Number:** 11, 12, Pt. 13, 14  
**Project Planner:** Nicolette P. Jones (nicolette.jones@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient rear yard depth.

**Requested Waiver:****Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 15'      Provided: 14'      Waiver: 1'

**ITEM 8 – Docket Number: 003-17**

**Applicant or Agent:** Tulane/Canal Neighborhood Development Corporation  
**Property Location:** 2318 Bienville Avenue **Zip:** 70119  
**Bounding Streets:** Bienville Ave., N. Tonti St., Iberville St., N. Miro St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Building **Square Number:** 302  
**Proposed Use:** Single-Family Residence **Lot Number:** D  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence, resulting in insufficient minimum side yard width.

**Requested Waiver:****Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback**

Required: 3'                      Provided: 2'-1"                      Waiver: 11"

**ITEM 9 – Docket Number: 004-17****WITHDRAWN**

**Applicant or Agent:** Gulf Coast Green Construction, LLC  
**Property Location:** 5817 Franklin Avenue **Zip:** 70122  
**Bounding Streets:** Franklin Ave., Pressburg St., Eads St., Athis St.  
**Zoning District:** S-RS Suburban Single-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Vacant Lot **Square Number:** 4608  
**Proposed Use:** Single-Family Residence **Lot Number:** 21  
**Project Planner:** Timothy Jackson (thjackson@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 13, Section 11.3.A.1 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient minimum lot width, lot area, and off-street parking.

**Requested Waivers:****Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Required: 50'                      Provided: 26.67'                      Waiver: 23.33'

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area**

Required: 6,000 ft<sup>2</sup>                      Provided: 1,667 ft<sup>2</sup>                      Waiver: 3,333 ft<sup>2</sup>

**Article 22, Section 22.4.A-General Requirements (Table 22-1) – Off-Street Vehicle Parking**

Required: 1 space                      Provided: 0 spaces                      Waiver: 1 space



**ITEM 10 – Docket Number: 005-17**

**WITHDRAWN**

**Applicant or Agent:** Gulf Coast Green Construction, LLC  
**Property Location:** 5817 Franklin Avenue **Zip:** 70122  
**Bounding Streets:** Franklin Ave., Pressburg St., Eads St., Athis St.  
**Zoning District:** S-RS Suburban Single-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Vacant Lot **Square Number:** 4608  
**Proposed Use:** Single-Family Residence **Lot Number:** 22  
**Project Planner:** Timothy Jackson (thjackson@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 13, Section 11.3.A.1 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient minimum lot width, lot area and off-street parking.

**Requested Waivers:**

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Required: 50 ft. Provided: 26.67 ft. Waiver: 23.33 ft.

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area**

Required: 6,000 ft<sup>2</sup> Provided: 1,667 ft<sup>2</sup> Waiver: 3,333 ft<sup>2</sup>

**Article 22, Section 22.4.A-General Requirements (Table 22-1) – Off-Street Vehicle Parking**

Required: 1 space Provided: 0 spaces Waiver: 1 space



**ITEM 11 – Docket Number: 006-17**

**WITHDRAWN**

**Applicant or Agent:** Hutton Team, LLC, Raymond B. Williams  
**Property Location:** 10050-10060 Morrison Road **Zip:** 70127  
**Bounding Streets:** Morrison Rd., Read Blvd., Flossmor Dr., Restgate Rd.  
**Zoning District:** S-B2 Pedestrian-Oriented Corridor Business District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Vacant Lot **Square Number:** 2  
**Proposed Use:** Retail Goods Establishment **Lot Number:** 1B4A/ 1B4BA  
**Project Planner:** Danica Adams, Stosh Kozlowski (dcadams@nola.gov)

**Request Citation:** This is a request for variances from the provisions of Article 22, Section 22.2.D, and Article 22, Section 22.4.B of the Comprehensive Zoning Ordinance.

**Request:** This is a request to permit the construction of a retail goods establishment with more than 150% of the required minimum off-street parking spaces that are not constructed of permeable paving.

**Requested Waivers:**

**Article 22, Section 22.2.D. – Provision of Additional Vehicle Spaces**

Required: Permeable Paving Provided: Non-Permeable Paving Waiver: Permeable Paving

**Article 22, Section 22.4.B – Maximum Vehicle Parking Limitations**

Permitted: 22 spaces maximum Provided: 31 spaces Waiver: 9 spaces

**ITEM 12 – Docket Number: 007-17**

**Applicant or Agent:** Maged Gharably  
**Property Location:** 3316 Upperline Street **Zip:** 70125  
**Bounding Streets:** Upperline St., S. Johnson St., Robert St., S. Galvez St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 736  
**Proposed Use:** Single-Family Residence **Lot Number:** 7, 8  
**Project Planner:** Emily Ramírez Hernández (erhernandez@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.A.6 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of an accessory structure with excessive height (AFTER THE FACT).

**Requested Waiver:**

**Article 21, Section 21.6.A.6 – Accessory Structures (Height)**

Permitted: 14'                      Provided: 17'-4"                      Waiver: 3'-4"



**D. BZA Dockets – Current Comprehensive Zoning Ordinance - New Business**

**ITEM 13 – Docket Number: 008-17**

**Applicant or Agent:** Babington Properties, L.P., Looney Ricks Kiss/LRK, LLC  
**Property Location:** 1717 Canal Street **Zip:** 70112  
**Bounding Streets:** Canal St., S. Derbigny St., Iberville St., & N. Claiborne Ave.  
**Zoning District:** MU-1 Medium Intensity Mixed-Use District  
**Overlay District:** CSH Canal Street Height Overlay District & EC Enhancement Corridor  
**Historic District:** N/A **Planning District:** 1a  
**Existing Use:** Parking Lot (Principal Use) **Square Number:** 216  
**Proposed Use:** Mixed-Use **Lot Number:** Lot X, or 6, 7 & 8; Pt. of 5; A-B-C, V, K, 12, 13, A, B, C, 16, 17, & Pt. of 18, Pt. of 19, 20, 21 and Pt. of 22, T, A-B, & 4  
**Project Planner:** Nicolette Jones & Tyler Antrup (nicolette.jones@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a mixed-use development (retail/multi-family residence) with insufficient minimum lot area per dwelling unit and insufficient minimum permeable open space.

**Requested Waivers:**

**Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area**

Permitted: 1,000 ft<sup>2</sup>/du                      Provided: 287 ft<sup>2</sup>/du                      Waiver: 713 ft<sup>2</sup>/du

**Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Permeable Open Space**

Permitted: 20%                      Provided: 0%                      Waiver: 20%

**ITEM 14 – Docket Number: 009-17**

**Applicant or Agent:** St. Charles Ave. Prime Properties, LLC, John T. Campo & Associates  
**Property Location:** 316 St. Charles Avenue **Zip:** 70130  
**Bounding Streets:** St. Charles Ave., Gravier St., Camp St., Commercial Alley  
**Zoning District:** CBD-1 Core Central Business District Maximum  
**Historic District:** N/A **Planning District:** 1a  
**Existing Use:** Parking Lot (Principal Use) **Square Number:** 172  
**Proposed Use:** Hotel/Motel **Lot Number:** W-1  
**Project Planner:** Brittany B. DesRocher (bbdesrocher@nola.gov)

**Requested Citation:** This request is for variances from the provisions of Article 17, Section 17.6.D.9 and Article 22, Section 21.7 of the Comprehensive Zoning Ordinance.

**Request:** This request is to allow one loading space, where two are required and to allow the relocation of two non-conforming curb cuts (one garage entrance and one loading bay along a pedestrian street), where none are allowed.

**Requested Waivers:**

**Article 17, Section 17.6.D – Building Design Standards**

Permitted: 0 curb cuts      Provided: 2 curb cuts      Waiver: 2 curb cuts

**Article 22, Section 22.7 (Table 22-3) – Required Off-Street Loading Spaces**

Permitted: 2      Provided: 1      Waiver: 1



**ITEM 15 – Docket Number: 010-17**

**WITHDRAWN**

**Applicant or Agent:** The Jung, LLC, OPA Signs & Graphics  
**Property Location:** 1500 Canal Street **Zip:** 70112  
**Bounding Streets:** Canal St., LaSalle St., Cleveland Ave., S. Villere St.  
**Zoning District:** CBD-7 Bio-Science District EC Enhancement Corridor  
**Historic District:** N/A **Planning District:** 1a  
**Existing Use:** Hotel/Motel **Square Number:** 369  
**Proposed Use:** Hotel/Motel **Lot Number:** 6, 7, 8, 9, 10  
**Project Planner:** Emily Ramírez Hernández, Brooke Perry (erhernandez@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 24, Section 24.11.D of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit a projecting sign with excessive area for a mixed-use (hotel/retail/residential) development.

**Requested Waiver:**

**Article 24, Section 24.11.D (Table 24-1) – Projecting Signs**

Permitted: 32 ft<sup>2</sup>      Provided: 144 ft<sup>2</sup>      Waiver: 112 ft<sup>2</sup>



**ITEM 16 – Docket Number: 011-17**

**Applicant or Agent:** Automotive Realty Investments, LLC, Eco-Site, Inc.  
**Property Location:** 40892 Liggett Road **Zip:** 70128  
**Bounding Streets:** I-10 Service Rd., Liggett Rd., Lake Forest Blvd., & Bullard Ave.  
**Zoning District:** C-3 Heavy Commercial District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Parking Lot (Principal Use) **Square Number:** 0  
**Proposed Use:** Wireless Telecommunications Tower & Facility  
**Project Planner:** Brooke Perry (btperry@nola.gov) **Lot Number:** 5A-1R-4A-1D

**Request Citation:** This request is for a variance from the provisions of Article 20, Section 20.3.JJJ.4 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a wireless telecommunication tower with excessive height.

**Requested Waiver:**

**Article 20, Section 20.3.JJJ.4 – Wireless Telecommunications Antenna, Facility, and Tower Height**

Permitted: 65’                                  Provided: 100’                                  Waiver: 35’



**ITEM 17 – Docket Number: 012-17**

**Applicant or Agent:** Lewis Stirling, III, Patricia G. Stirling  
**Property Location:** 249 Walnut Street **Zip:** 70118  
**Bounding Streets:** Walnut St., Chestnut St., Audubon Park, & Camp St.  
**Zoning District:** HU-RS Historic Urban Single-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 20  
**Proposed Use:** Single-Family Residence **Lot Number:** 5  
**Project Planner:** Timothy Jackson (thjackson@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with excessive height.

**Requested Waiver:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Maximum Building Height**

Permitted: 35’                                  Provided: 40’                                  Waiver: 5’



**ITEM 18 – Docket Number: 013-17**

**Applicant or Agent:** Craig L. Williams, Handy Realtors, Inc.  
**Property Location:** 4222 Duplessis Street **Zip:** 70122  
**Bounding Streets:** Duplessis St., Jumonville St., Harrison Ave., & Mandolin St.,  
**Zoning District:** S-RD Suburban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Single-Family Residence **Square Number:** 3052  
**Proposed Use:** Single-Family Residence **Lot Number:** 6  
**Project Planner:** Emily Ramírez Hernández (erhernandez@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 22, Section 22.8.B.1, and Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with a parking space in the front yard (**AFTER THE FACT**).

**Requested Waivers:**

**Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)**  
 Permitted: 0 front yard spaces Provided: 1 front yard space Waiver: 1 front yard space

**Article 22, Section 22.11.D.1 – Parking Pad Design (Location)**  
 Permitted: 0 front yard spaces Provided: 1 front yard space Waiver: 1 front yard space

**Article 22, Section 22.11.D.2 – Parking Pad Design (Location)**  
 Permitted: 0 front yard spaces Provided: 1 front yard space Waiver: 1 front yard space



**E. Director of Safety and Permits Decision Appeals – Unfinished Business**

**ITEM 19 – Docket Number: 110-16**

**Applicant or Agent:** Sherman Strategies, LLC, Wayne C. Ducote  
**Property Location:** 2726-42 Perdido Street **Zip:** 70119  
**Bounding Streets:** Perdido St., S. Broad Ave., Pontchartrain Expy., S. White St.  
**Zoning District:** LI Light Industrial District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Parking Lot (Principal Use) **Square Number:** 600  
**Proposed Use:** Parking Lot (Principal Use) **Lot Number:** 28, 29, 30, 31

**Request Citation:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the denial of an occupational license.



**F. Director of Safety and Permits Decision Appeals – New Business**

**ITEM 20 – Docket Number: 014-17**

**Applicant or Agent:** Justin Schmidt, Frank Peterson, Rose Peterson  
**Property Location:** 2257 Bayou Road **Zip:** 70119  
**Bounding Streets:** Bayou Rd., N. Rocheblave St., Columbus St., & N. Tonti St.  
**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Bed and Breakfast - Principal **Square Number:** 1192  
**Proposed Use:** Bed and Breakfast - Principal **Lot Number:** G-6

**Request Citation:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the interpretation of Article 21, Section 21.6.A.8 – Accessory Structures (Corner Yards).



**G. Adjournment**